

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 2885 EAST STATE HIGHWAY 71 WESTBOUND  
3 AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE  
4 (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL  
5 OVERLAY (CS-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim rural residence (I-RR) district to general commercial  
11 services-conditional overlay (CS-CO) combining district on the property described in  
12 Zoning Case No. C14-2012-0075, on file at the Planning and Development Review  
13 Department, as follows:  
14

15 A 6.620 acre tract of land, more or less, out of the Santiago Del Valle Grant,  
16 Abstract 24, the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
18

19 locally known as 2885 East State Highway 71 Westbound in the City of Austin, Travis  
20 County, Texas, and generally identified in the map attached as Exhibit "B".  
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:  
24

25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day.  
29

30 B. Vehicle storage use is a prohibited use of the Property.  
31

32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the general commercial services  
34 (CS) base district and other applicable requirements of the City Code.  
35

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2012 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Shirley A. Gentry  
15 City Attorney City Clerk

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 6.63 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JACK W. ANDERSON AND HELEN M. DETERT, IN DOCUMENT NUMBER 2004026582, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 6.620 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron rod found in the north right-of-way line of State Highway No. 71, at the southwest corner of a 17.44 acre tract of land conveyed to Keller Family Investments in Vol. 6767, Pg. 1433, being also the southeast corner of that said 7.63 acre tract of land, for the **POINT OF BEGINNING** of the herein described 6.623 acre tract of land,

**THENCE**, with the south line of said Jack Anderson tract, also being the north right-of-way line of said State Highway No. 71, the following two (2) courses and distances, numbered 1 and 2,

1. N81°13'26"W, a distance of 42.81 feet to a concrete monument found, and
2. N57°40'13"W, a distance of 15.74 feet to a capped iron rod found, for the southernmost southwestern corner of said Jack Anderson tract, common to the southernmost corner of a 1.00 acre tract conveyed to James D. Welborn et al, in Document No. 2007062142, Official Public Records of Travis County, Texas, and also being in the northern right-of-way line of said SH 71,

**THENCE**, with the common boundary line of said Jack Anderson tract and said 1.00 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N45°08'45"E, a distance of 175.54 feet to a ½" iron rod found, and
2. N44°47'33"W, a distance of 220.32 feet to to a capped ½" iron rod set in the eastern line of a 1.377 acre tract conveyed to Karen Brisco in Document No. 2009163967, Official Public Records of Travis County, Texas, common to the westernmost corner of said Jack Anderson tract,

**THENCE**, with the common boundary line of said Jack Anderson tract and said 1.377 acre tract, N45°10'49"E, a distance of 217.43 feet to a 1/2" iron rod found, at the southeastern corner of a 12.285 acre tract conveyed to Najib F. Wehbe, Charlice Ann Abeyta, and Robert Roy Gilstrap in Document No. 2008015170, Official Public Records of Travis County, Texas, common to the easternmost corner of said 1.377 acre tract, also being in the western line of said Jack Anderson tract,

**THENCE**, with the western line of said Jack Anderson tract, common to eastern line of said 12.285 acre tract, N45°10'15"E, at 433.26 pass a metal fence post found at the high bank of the Colorado River, in all, a total distance of 598.34 feet to a calculated point in the south bank of the Colorado River, for the northernmost corner of said Jack Anderson tract, common to the northeastern corner of said 12.285 acre tract,

**THENCE**, with the north line of said Jack Anderson tract, being the south bank of the Colorado River, the following two (2) courses and distances, numbered 1 and 2,

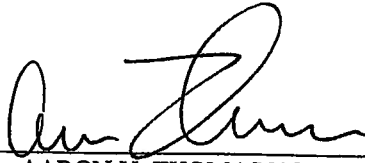
1. S57°46'36"E, a distance of 155.01 feet to a calculated point, and
2. S57°56'36"E, a distance of 245.07 feet to a calculated point,

**THENCE**, with the west line of said Keller Family Investments tract, being also the east line of said Anderson tract, the following four (4) courses and distances, numbered 1 through 4,

6.620 ACRES  
SANTIAGO DEL VALLE GRANT, ABS NO. 24  
TRAVIS COUNTY, TX  
TITLE SURVEY

1. S44°52'43"W, a distance of 127.63 feet to an iron rod found,
2. S45°16'20"W, a distance of 315.04 feet to a ½" capped iron rod found,
3. N44°56'21"W, a distance of 119.96 feet to a ½" capped iron rod found, and
4. S45°08'45"W, a distance of 609.99 feet to the **POINT OF BEGINNING** and containing 6.620 acres of land.

Surveyed by:

 22 Jun 2012

AARON V. THOMASON, R.P.L.S. NO. 6214  
**CARLSON, BRIGANCE, AND DOERING, INC.**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
aaron@cbdeng.com



Bearing Basis is from the recorded deed 17.44 acres Vol. 6767, Pg. 1433

# TITLE SURVEY OF 6.620 ACRES OF LAND, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN TRAVIS COUNTY, TEXAS

COLORADO RIVER

## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊠ MONUMENT FOUND
- △ CALCULATED POINT
- (XXXX) RECORD INFORMATION
- POB POINT OF BEGINNING
- ⊙ POWER POLE
- ⊕ FIRE HYDRANT
- ⊙ WASTEWATER MANHOLE
- ⊙ GUY POLE
- ⊕ WATER METER
- EOP EDGE OF PAVEMENT
- OE— OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE

SCALE: 1"=100'

NAJIB F. WEHRE, CHARLISE ANN AREYIA  
AND ROBERT ROY OILSTRAP  
12.285 ACRES  
DOCUMENT NO. 2008015170

GERL SUBDIVISION  
VOL. 69, PG. 34

6.620 ACRES

JACK W. ANDERSON AND HELEN M. DETERT  
DOCUMENT NO. 2004026582

KAREN BRISCOE  
1.377 ACRES  
DOC # 2009163997

N 44°47'33" W  
220.32'  
WELBORN  
1.00 ACRE  
DOC # 2007082142

17.44 ACRES  
KELLER FAMILY INVESTMENTS  
VOL. 6767, PG. 1433

2-STORY  
CINDER BLOCK/WOOD FRAME  
BUILDING: DERELICTED

ELECTRIC EASEMENT  
VOL. 2178, PG. 495  
ELECTRIC EASEMENT  
VOL. 8303, PG. 456

WATER AND WASTEWATER EASEMENT  
DOCUMENT NO. 2003259801

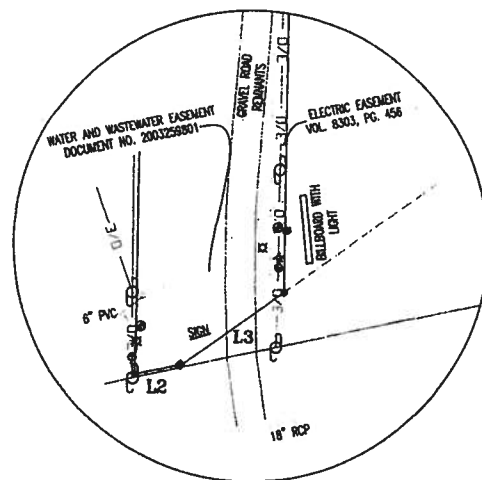
TO: CHRIS VON DOHLEN, JACK W. ANDERSON AND HELEN M. DETERT, AND TEXAS AMERICAN TITLE COMPANY  
TITLE COMMITMENT OF # 9201-12-1068  
EFFECTIVE DATE: MAY 18, 2012

TITLE COMMITMENT OF # 9201-12-1068

THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

10. d) AN ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN IN INSTRUMENT FILED IN VOLUME 2178, PAGE 495, DEED RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing
- e) AN ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN IN INSTRUMENT FILED IN DOCUMENT NO. 2003259801, DEED RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing
- f) A WATER AND WASTEWATER EASEMENT GRANTED TO THE CITY OF AUSTIN IN INSTRUMENT FILED IN VOLUME 8303, PAGE 456, DEED RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing

LINE TABLE		
LINE	LENGTH	BEARING
L1	175.54	N45°08'45"E
L2	15.74	N57°40'13"W
L3	42.81	N81°13'26"W



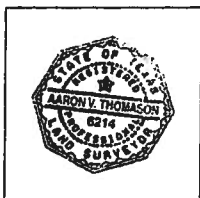
DETAIL 'A'  
1"=30'

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property is within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 59453C-0610H for Travis County, Texas, dated September 28, 2008.

Dated, this the 22nd day of JUNE, 2012.

AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE, AND DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



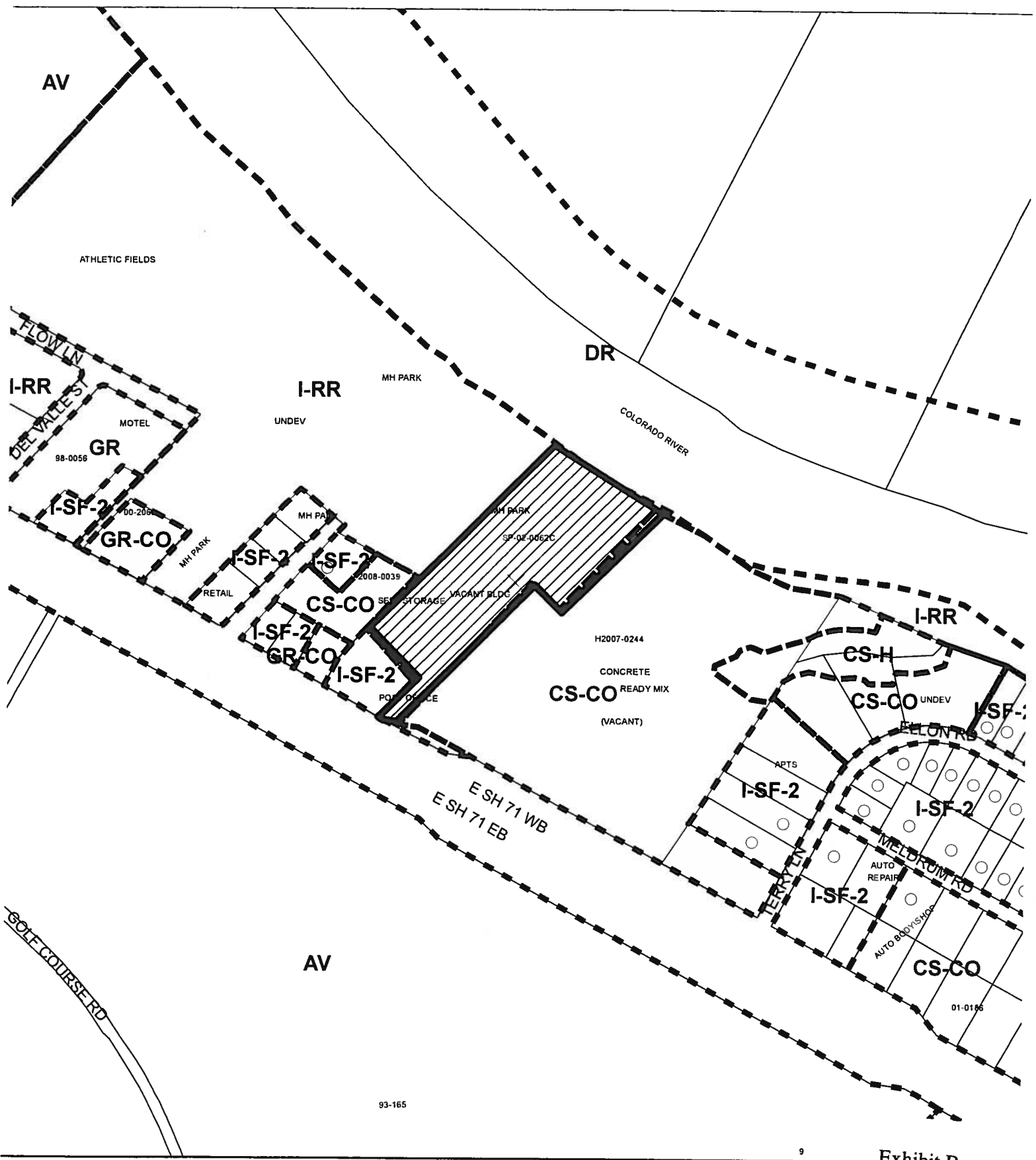
ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

BEARING BASIS: 17.44 ACRE TRACT CONVEYED IN VOL. 6767, PG. 1433

**Carlson, Brigance & Doering, Inc.**

Civil Engineering    ♦ Surveying  
5501 West William Cannon    ♦ Austin, Texas 78749  
Phone No. (512) 280-5160    ♦ Fax No. (512) 280-5165

PATH-J: \AC2004LP\4177-001\DWG\6.620 AC TITLE SURVEY



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING CASE**  
**C14-2012-0075**

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B